

Enumeration Report Hlazo Village Informal Settlement Pocket

MARCH 2017

A member of the SA SDI Alliance



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LIST OF ACRONYMS AND ABBREVIATIONS

- CoCT** - City of Cape Town (refers to the municipality)
- CORC** - Community Organisation Resource Centre
- The Department** - Department of Human Settlements
- EPWP** - Expanded Public Works Programme
- FEDUP** - Federation of the Urban and Rural Poor
- GIS** - Geographical Information Systems
- GPS** - Global Positioning System
- ISN** - Informal Settlement Network
- MEC** - Member of the Executive Council
- NGO** - Non-Governmental Organisation
- Province** - The Western Cape Government
- PSC** - Project Steering Committee
- SC** - Sub-Council
- SA SDI Alliance** - South African Slum Dwellers International Alliance
- SDI** - Slum Dwellers International
- StatsSA** - Statistics South Africa

GLOSSARY

Enumeration:

An enumeration entails the gathering of socio-economic data and shack numbering for all households in informal settlement pockets.

Household:

A group of people under one structure sharing one common area. If the structure is divided and a different door is used to enter the next area and the common area is not shared, then that can be considered as a different household.

Household head:

The household head is a person who is recognized as such by the household. She or he is generally the person who bears the chief responsibility for managing the affairs of the household and takes decisions on behalf of the household. This person does not necessarily have to be the breadwinner.

Informal settlement pocket:

According to the City of Cape Town, an informal settlement pocket consists of one or more informal structures, which are known to the community as a unit with a unique name. It could be a stand-alone portion or form part of a larger grouping. An informal settlement area consists of one or more informal settlement pockets due to the geographical position and/or contiguous nature of these pockets.

PREFACE

The Community Organisation Resource Centre (CORC) is a support NGO linked to the global network of the urban poor known as Slum Dwellers International (SDI). In its role as a support NGO, CORC supports the social processes of two poor-people's movements, the Federation of the Urban and Rural Poor (FEDUP) and the Informal Settlement Network (ISN). CORC assists FEDUP & ISN to develop strategies for inclusive cities. This includes facilitating engagements with formal roleplayers like the state and supporting the development of savings, information-gathering and community-led development strategies. A second NGO, the uTshani Fund, provides finance for the urban poor. Together, these two social movements, along with the two support NGOs, form the South African SDI Alliance. One of the alliance's most important tools over the last two decades has been information collection through the profiling and enumeration of informal settlements. This report is a reflection of community-driven data collection processes implemented by the alliance that have proven to be far more effective in gathering accurate data about informal settlements.



Hlazo Village leaders speak about life in the settlement

COMMUNITY VOICES

"If there is a meeting that is coming our leadership usually make public announcements using loud speakers and microphones to make sure that everyone is aware about upcoming meetings. Our committee cares about us because whenever there is something that we complain about they usually help us to fix it."

EXECUTIVE SUMMARY

Hlazo Village is an informal settlement located in Gugulethu. The settlement consists of 32 dwellings that are located on two 500sqm properties, namely erven 88 and 57 on 60 Amplankeni Crescent. The current land use designation in the City of Cape Town Municipal Planning By-Law is General Business 4. The surrounding land uses are mostly Single Residential 1. A number of backyard shacks are built on most of the residential properties. The settlement is located 19km south east of the Cape Town CBD.

The Western Cape Government Department of Human Settlements appointed the Community Organisation Resource Centre (CORC), through a competitive tender process, to conduct an in-depth enumeration of Hlazo Village, which forms part of the Airport Informal Settlement Precinct consisting of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. Kosovo was also enumerated as a priority project in the southern corridor. CORC works in partnership with the Federation of the Urban and Rural Poor and the Informal Settlement Network, who mobilised, trained and provided on-going support to Hlazo Village community members to act as enumerators in this study.



View of Hlazo Village located in a residential area

The data collection phase was implemented over a period of five days in September 2016. This was followed by verification and analysis of the data collected. The methodology included the use of locally trained field workers and the utilisation of Trimble devices to ensure a level of geographic accuracy. Through CORC employment and the Expanded Public Works Programme of the City of Cape Town, 12 short-term employment opportunities were created in Hlazo Village during this study.

CORC was able to enumerate 72% or 23 out of 32 dwellings since nine households refused to participate in the enumeration exercise. The history of the settlement is unknown and was not adequately established through interviews with community residents. A review of satellite imagery indicates that informal dwellings existed on the properties by 2001. Moreover, a review of subsequent images indicates that very few changes occurred during the period 2002 to 2016. The spatial layout pattern of the settlement has therefore remained relatively unchanged in the past 15 years.

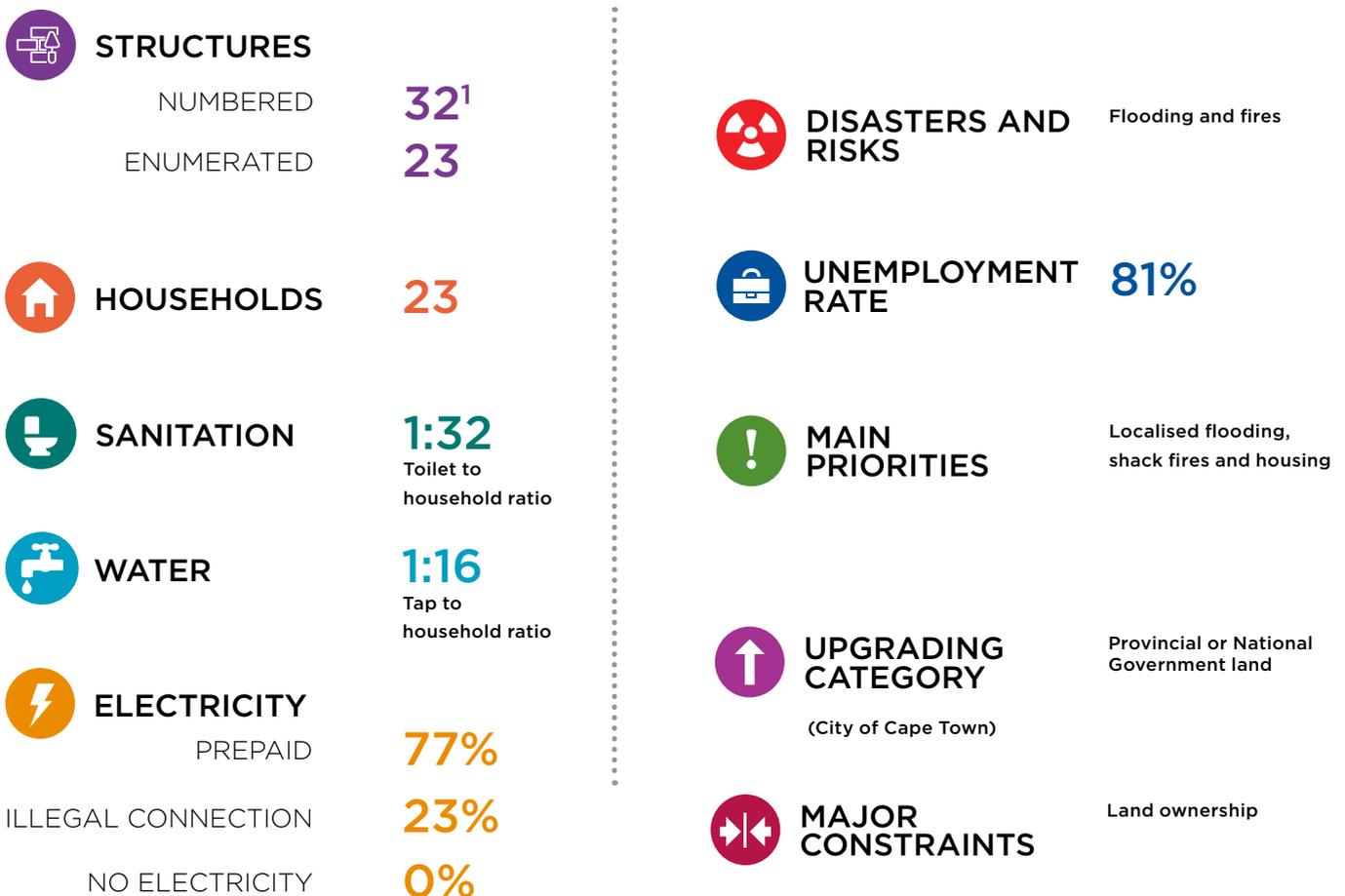
It was established that the majority of households (61%) are single person households and that 35 people live in 23 dwellings. This results in a household size of 1.5 persons per household. When assumed that this average household size applies to the nine dwellings not enumerated, the population size of Hlazo Village can be estimated at 49 people. The majority of respondents (70%), reported to earn some income, even though it is less than R3500. Seven households, however, reported to earn no income. Four residents indicated that they receive the child support grant, currently R350 per month. One resident receives the disability grant, currently R1500 per month.

The residents of Hlazo Village show a very strong link to the local area. The majority of residents have lived in the settlement since it was founded in the year 2000. Only one resident indicated paying a rental charge for occupation. The majority of residents claimed to be the owners of their dwellings. High levels of ownership can be explained by the relatively unchanged spatial layout of the settlement over the past 15 years.

Children attend school nearby, work commutes are relatively short and residents have indicated frequent use of facilities inside or near the settlement. However, the lack of sports and playing fields in the near vicinity means that children are forced to play in streets. The majority of dwellings are residential only. There is one crèche and one spaza shop in the settlement.

The floor areas of the dwellings were calculated from GIS data following the mapping of dwellings from an aerial photograph. In order to determine average floor space per person, the gross floor space was divided by the number of residents. In Hlazo Village, 96% of dwellings are smaller than 30sqm, and 66% of residents have access to less than 15 square meters, when a weighted average is taken as a measure. Only 13% of households enjoy more than 25 square metres floor space. Single rooms account for 19 out of 23 (or 82%) of dwellings.

Based on the enumeration data, it appears that the majority of residents may be eligible for a government housing subsidy. This is due to the middle-age profile of residents, low wages, high unemployment and dependents. Short-term priorities include additional water and sanitation services. In the longer term housing appears to be a top priority for residents.



¹ All information reflected in this report is based on the analysis of data collected during the enumeration exercise, unless otherwise stated

1. INTRODUCTION

01 Introduction

South Africa, like other developing countries, has seen a rapid rise of informal settlements in major cities.² This increase is attributed to a number of factors which can be grouped under two broad categories i.e. urbanisation and population growth. In terms of urbanisation, people migrate into cities in search of greener pastures. Upon arrival, they find it near impossible to secure affordable housing and are often forced to find accommodation in informal settlements. With respect to population growth, Census figures have shown a consistent increase in the population size and growth rates of the country. In addition, there is a growing phenomenon of young adults who split from families in order to set up home elsewhere in pursuit of independence. This further compounds the problems associated with housing demand.³

It is expected that housing would be affected by increases in population size and the decline of household size, which puts an additional strain on the state's available resources to provide adequate housing for the population.

Trends in population increase and growth in informal settlements

The Western Cape Province accounts for 11.2 % of South Africa's total population with 5 823 000 residents; of this the City of Cape Town metropolitan area is home to 64% of the Province's residents (StatsSA: 2011). The population size in the Province increased by 2.6% per year between 2001 and 2011 while the average household size declined from 4 in 1990 to 3.4 in 2011, placing increased pressure on the demand for services and housing.

Informal settlements are home to millions of people in developing countries. Between 1994 and 2011, the number of informal settlements in South Africa increased from approximately 300 to about 2 700 and it is estimated that 1.25 million households live in these settlements (NDHS, 2014). According to Statistics South Africa (Stats SA), 142 706 households lived in shacks (not in backyards) and informal residential areas in the Western Cape at the time of the 2001 Census. This figure is compared to 191 668 at the time of the 2011 Census (HDA, 2013:11). In 2013, approximately 193 000 households lived in 204 informal settlement areas in the City of Cape Town and this number increases each year. These statistics clearly illustrate that government needs to address informality as a matter of priority. As a starting point, policy and implementation need to align to the Western Cape Department of Human Settlements' strategic direction of allocating more resources to the Upgrading of Informal Settlements Programme (UISP) in order to improve the living conditions of informal settlement dwellers and those living in backyards who continue to wait for a housing opportunity.

Catalytic projects – creating opportunities at scale

In 2014, the national Minister of Human Settlements announced that the Department would embark on the delivery of catalytic human settlements projects to capitalise on the economies of scale of such projects. Subsequently, the Minister of the Western Cape Department of Human Settlements (WCDHS), Bonginkosi Madikizela announced in his 2015 Budget Speech that the Department had identified 5 catalytic and 9 priority projects in the province, which would be funded and jointly implemented with the National Department of Human Settlements (NDHS).

² HDA. 2013b. South Africa: Informal Settlements Status.

³ Todes, A. et al. 2010. Contemporary South African Urbanisation Dynamics. Urban Forum 21:331-348

01 Introduction

The Airport Informal Settlement Precinct consists of ten (10) informal settlements, namely; Barcelona, Gxagxa, Lusaka, Kanana, Vukuzenzele, Europe, Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village. Thabo Mbeki, KTC, Tsunami IDA/TRA, and Hlazo Village were enumerated in the second phase of the government contract. Kosovo was also enumerated in this government contract as a priority project in the Southern Corridor. These settlements form a strip of between 200 and 500 metres wide along the southern border of the N2. The majority of settlements border Steve Biko Street to the northwest and Borchers Quarry Road to the southeast, stretching 2.5km in a northwest-southeast direction.

It is in this context that the Department commissioned an enumeration study across each of these informal settlement pockets, appointing the Community Organisation Resource Centre (CORC) through a competitive bidding process, to undertake this task.

Overall purpose of the study

The overall purpose of the enumeration study was to gather data and information at household level in order to understand the profile of the households, social networks and the level of services in the informal settlement pockets that form part of the Southern Corridor. The data and information gathered will assist the Department in understanding the status quo of each informal settlement pocket in order to develop credible settlement profiles which will assist with determining human settlement needs per household, informing decision making, and future planning for the informal settlement pockets.

The project deliverables of the study were to:

- Negotiate, design, implement and manage a stakeholder participatory process
- Conduct a household level enumeration exercise
- Conduct GIS mapping of all households
- Analyse the data collected for each settlement
- Record existing social infrastructure and socio-economic opportunities
- Develop a database which will provide a profile of each household and each informal settlement

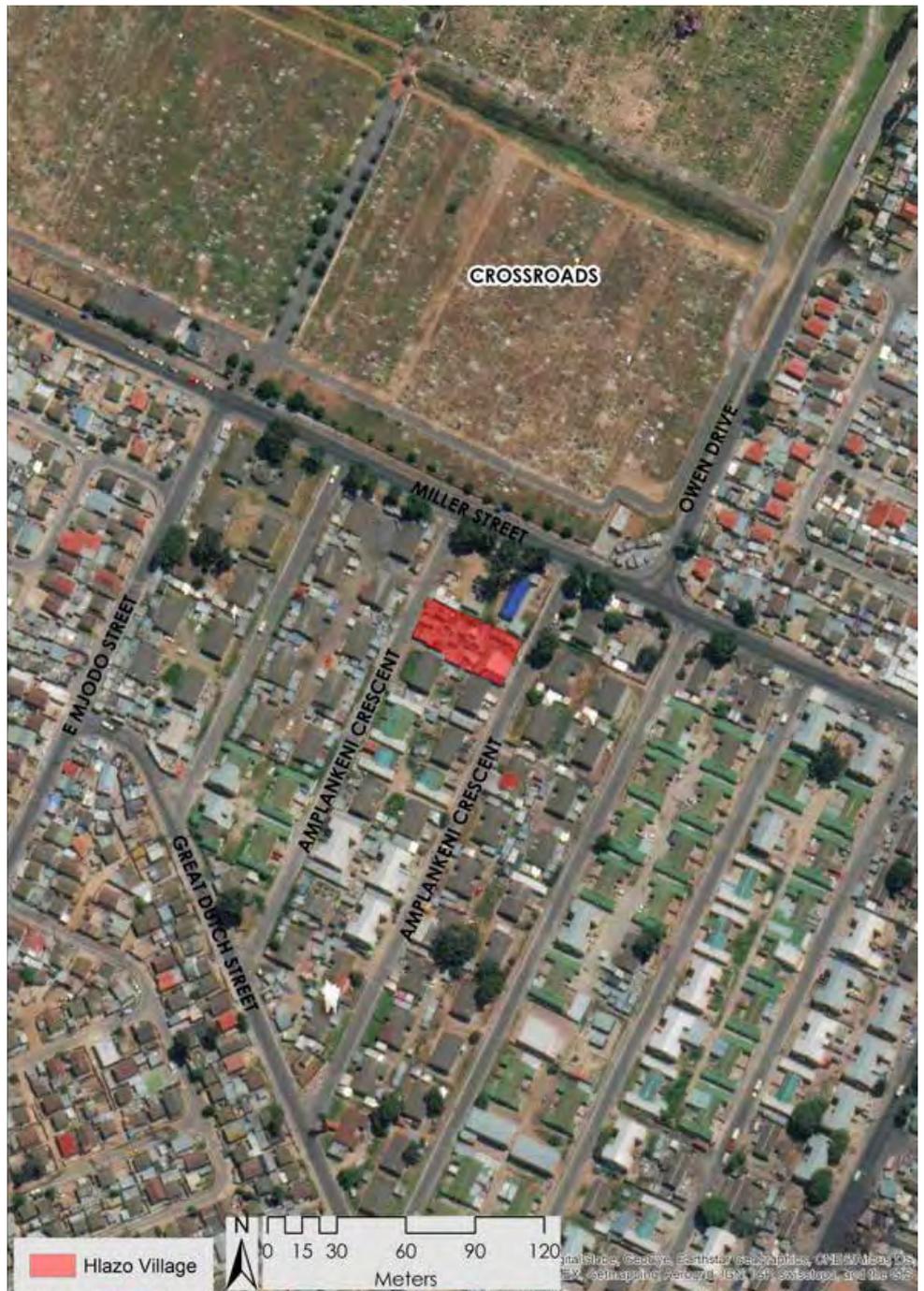
Process undertaken in the enumeration of Hlazo Village

The study was conducted by CORC. The Hlazo Village enumeration process unfolded over a period of seven days. The enumeration training occurred on 1 June 2016. The enumeration process started with two days of shack numbering and mapping, which was conducted on 4 -5 May 2016. Data collection took place over five days in September 2016. Each of the eleven settlements were exposed to the same methodology. The only difference related to the length of time required for gathering data, which was based on the settlements' varying sizes. The use of a common methodology ensured that information and data was comparable across the settlements studied. This particular report is the outcome of a community-led data collection process that will better equip the CoCT and the Province through updated information about Hlazo Village informal settlement pocket.

2. LOCATION AND CONTEXT OF THE SETTLEMENT

02 Location and context of the settlement

Hlazo Village is an informal settlement located in Gugulethu, consisting of 32 dwellings located on two 500sqm properties namely erven 88 and 57 on 60 Amplankeni Crescent. The settlement is located 19km south east of Cape Town station.



02 Location and context of the settlement

COMMUNITY VOICES

“We call [this place] Hlazo Village because there was a leader, who was staying here. His name was Zwelinzima Hlazo. At that time it was difficult for new organisations to be accepted. When he was assassinated this place was named after him. We also have a [sign] close to the four way stop that is written ‘Welcome to Hlazo’.”

It is unclear when the first dwellings were erected on the two properties. Some community members indicated that the settlement was founded before the year 2000, but an exact founding year is not available.

Currently a broader area-based street committee represents Hlazo Village. The street committee reports to SANCO structures and the ward councillor’s office. Hlazo Village is located in Ward 39 where Councillor Khaya Yozi is the ward councillor. Ward 39 is part of Sub-council (SC) 14 where Anthony Mathe is the SC manager and PR Councilor Noluthando Makasi is the chairperson. During the initial engagements with Hlazo Village, Councilor Yozi and SC manager Mathe were of great aid in working with CORC to access community structures in Hlazo Village.



Some residents and leaders of Hlazo Village

02 Location and context of the settlement

A review of Google Earth satellite imagery indicates that informal dwellings existed on the properties by 2001. Moreover, a review of subsequent images indicates that very few changes occurred during the period 2002 to 2016. The spatial layout pattern of the settlement has therefore remained relatively unchanged over the past 15 years.



COMMUNITY VOICES

“Hlazo Village used to be an open space. It was [also] used by Gxalaba undertakers [but they] did not occupy the whole area....People who wanted to build informal housing decided to move into the open space. They were from the hostel and because of overcrowding, they decided to move here.”

3. METHODOLOGY

03 Methodology

3.1. STAKEHOLDER PARTICIPATION AND ENGAGEMENT

The first phase of the study involved stakeholder engagement and developing deep participation with regards to community structures. This is summarised in figure 1:⁴

⁴ A detailed stakeholder participation and engagement plan has been prepared by CORC and contains the finer details of this phase of the project.



Figure 1: SA SDI Alliance stakeholder participation & engagement strategy

03 Methodology

3.2. PRE-IMPLEMENTATION AND FIELD WORK

This section describes the methodology utilised in the enumeration study⁵. The following diagram connects with the previous process at engagement level. The diagram outlines the process followed once implementation and field work begun. It must be noted that the collection of data in the field was conducted utilising the CoCT Trimble devices. Along with these devices, GPS devices were utilised for mapping purposes. The data from the Trimble devices was uploaded in the field directly to the CoCT’s database. This meant that no post-enumeration data capturing was required and that the CoCT effectively received updated enumeration data after each upload.

⁵ A detailed pre-implementation and field work plan has been prepared by CORC containing the details of this phase of the project.

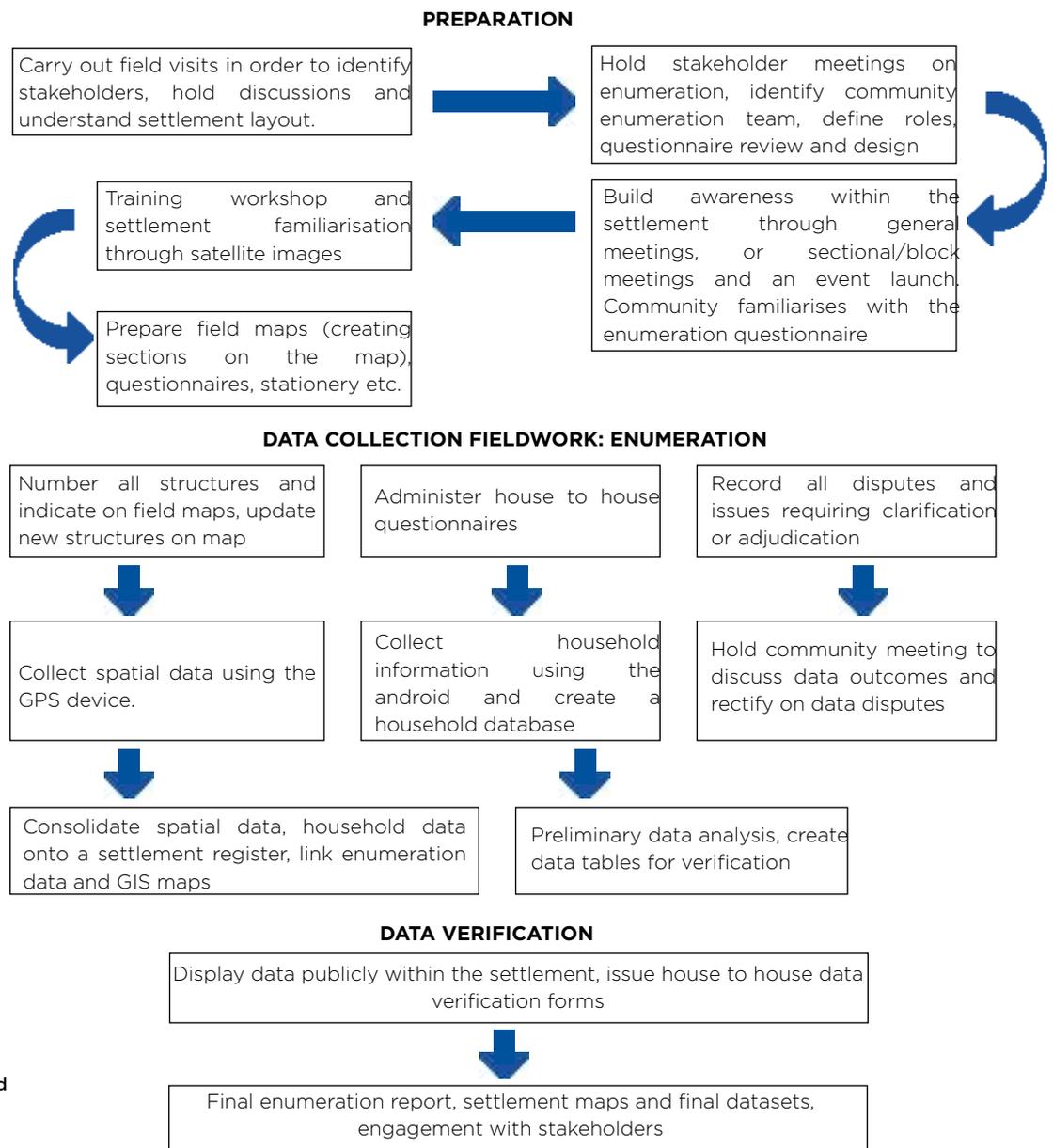


Figure 2: Pre-implementation and field work process flow chart

03 Methodology**3.3. VALUE ADD TO THE PROJECT - EMPLOYMENT OPPORTUNITIES**

A key approach used by CORC and the SA SDI Alliance is that community members form the main teams for mapping, data collection, shack numbering and verification in their settlement. This improves data accuracy and allows for wider coverage, as a settlement's residents are more open to other members of their own settlement. Teams were trained by skilled facilitators. In total 12 employment opportunities of varying lengths (two to six days) were created in Hlazo Village.

In order to accurately map Hlazo Village, all structures had to be numbered. A team of three residents from Hlazo Village carried out this critical numbering process over the course of two days. Each numbered structure was linked to its digitised GIS data, which meant that all information collected per structure could be mapped. The data collection exercise was implemented over a period of five days by a team of three residents who were employed by CORC and a further three residents employed by the CoCT, through the EPWP, to handle the Trimble devices under the supervision of one CORC employed supervisor. The verification exercise in Hlazo Village lasted two days and entailed selected data presented to the leadership in the settlement under the supervision of a CORC supervisor.



View of some structures in Hlazo Village

4. COVERAGE OF THE ENUMERATION AND RESPONSE RATES

04 Coverage of the enumeration and response rates

The following section details the coverage of the enumeration with respect to the estimated structure counts and estimated population from the CoCT, compared to information that was collected in the settlement. The aim of this section is to provide the reader with a picture of the extent of the enumeration as well as deliver response rates on a few key variables. Together, this provides a view of the enumeration as a fair and accurate representation of the settlement at this particular point in time. Response rates will also be reflected again to provide the reader with a sense of how well or poorly people responded to questions during the enumeration.

4.1. COVERAGE OF THE ENUMERATION

The enumeration exercise entailed the linking of data collected inside each structure to the structure’s specific GPS coordinates on the ground. This means that different sets of information about the residents of each structure could be spatially mapped. Figure 3 highlights all structures that were enumerated in Hlazo Village.



Figure 3: Map of all structures in Hlazo Village, indicating the coverage of the enumeration

04 Coverage of the enumeration and response rates

During the enumeration 32 dwellings were counted and 23 were enumerated, resulting in a coverage rate of 72%. Figure 3 above illustrates the spread of structures enumerated in Hlazo Village. Residents who live in the remaining nine dwellings were unavailable or unwilling to participate in the enumeration exercise. Data referenced in this report therefore considers data collected for 23 structures.

Data was collected house-to-house, and through an interviewing process, enumerators spoke to the household head. CORC is of the view that the household head or a person closely associated with the affairs of the household (e.g. spouse or partner) has the best understanding of the households. Therefore, this was a measure to ensure that the best quality of information about the household could be collected. Figure 4 illustrates the percentage breakdown of respondents. Figure 4 illustrates the percentage breakdown of respondents.

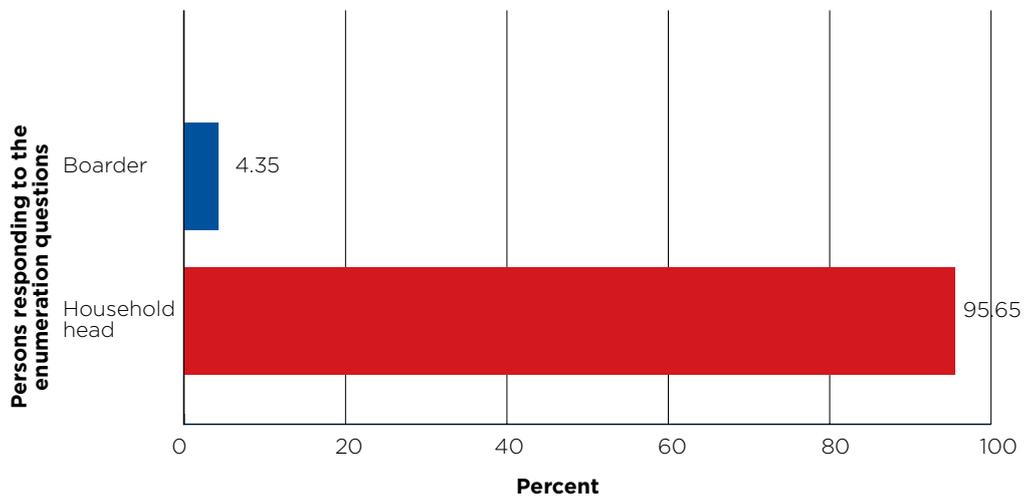


Figure 4: Percentage breakdown per respondent type for Hlazo Village

Almost all respondents in the enumeration exercise were household heads; one respondent was a boarder. The high frequency of household heads as primary respondents to the enumeration means that the likelihood of information supplied is the most accurate information of conditions related to people living in a particular structure.

COMMUNITY VOICES

“If we could change anything in Hlazo Village, it would be housing.”

04 Coverage of the enumeration and response rates

Table 1: Total population of Hlazo Village derived from stated number of people living inside each structure

Table 1 presents the settlement population based on respondents' accounts of how many people live inside each structure. The people count helps estimate the population size of Hlazo Village.

People living in structure stated	Frequency count	Percent	Cumulative percent	People count
1	14	60,87	60,87	14
2	6	26,09	86,96	12
3	3	13,04	100,00	9
Total	23	100		35

Table 1 indicates that the majority (61%) of households are single persons and that 35 people live in 23 dwellings. This results in an average household size of 1.5 persons. If assumed that this average household size applies to the nine dwellings not enumerated, the population size of Hlazo Village can be estimated at 49 people.

4.2. RESPONSE RATES

Apart from one question, all residents responded completely to all questions asked during this enumeration. One resident did not respond to a question related to reasons for moving away from the settlement.



Hlazo Village resident during qualitative discussion

5. SUMMARY FINDINGS

05 Summary findings

Residents of Hlazo Village refer to toilets as bucket system toilets. These are equivalent to what the City of Cape Town calls container toilets, which are installed by contractors and serviced three times a week. They are used in areas where there is no vehicle access and no scope to install waterborne infrastructure.

Ratios in this table can be read in terms of the national standard for households per toilet (5:1) and households per tap (25:1). National norms for adequate service levels must ensure the health and safety of household users and include: access to a standpipe that supplies 25 liters of potable water per person per day within 200m of a dwelling; VIP or equivalent toilets in rural or low density urban areas; waterborne or equivalent sanitation in dense urban areas; and either pre-paid or metered systems in terms of electricity.⁶

This section presents a high-level summary of the findings and analysis of the data gathered in the enumeration study.

HLAZO VILLAGE SUMMARY FINDINGS	
Age of settlement	1987
Types of structures	Shacks built predominantly from zinc, wood and plastic
Total land occupied	0.104 ha
Population density	307 du/ha
Population	35 (49 - when non-enumerated households are included)
Average household size	1,5
Total structures numbered	32
Total structures enumerated	23
Total males	18
Total females	17
Female household heads	43,5%
Total children under 18 years of age	4
Number of toilets	1
Toilet to people ratio	1:49
Toilet to household ratio	1:32
Number of taps	2
Tap to people ratio	1:25
Tap to household ratio	1:16
Electricity coverage	77% prepaid meters, 23% connection to neighbors' meters
Unemployment rate	81% (expanded definition)
Main priorities	Housing, crime prevention, services
Disasters experienced by residents	Flooding every winter, shack fires
South African Residents	97%
Non-South African Residents	3%

6 COGTA 2005

6. ANALYSIS

06 Analysis

In this section, a more detailed analysis of the enumeration data for Hlazo Village is presented. The focus of this section is on data collected at the individual level, priorities and migration. Data on access to various basic services and ranking of priorities is also presented. Finally, the last part of this section presents data on demographics of the population and potential implications for human settlements.

6.1. STRUCTURE ANALYSIS

The study sought to determine structure ownership levels within the settlement. Each respondent was asked to indicate whether they owned the structure, paid rent or lived in it rent-free.

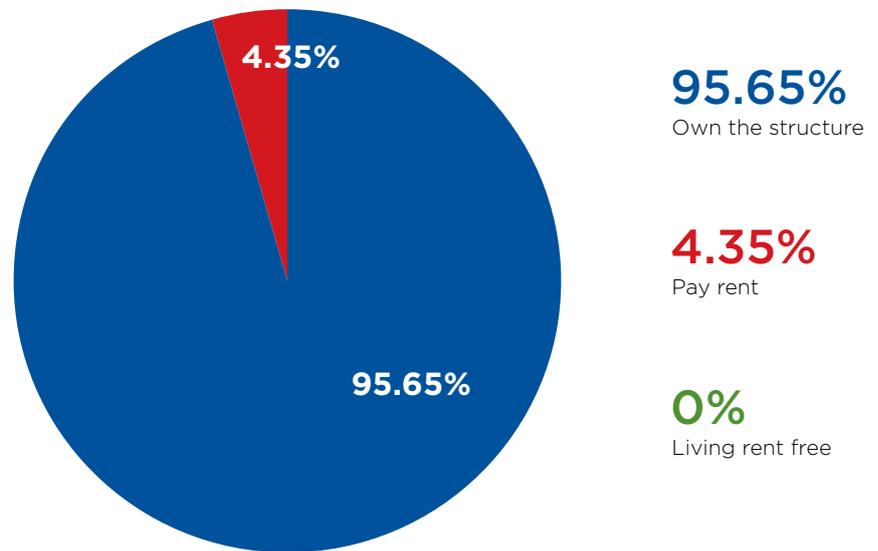


Figure 5: Percentage breakdown of structure ownership

Only one resident indicated paying a rental charge for occupation. The majority of residents claimed to own their dwellings. High levels of ownership can be explained by the relatively unchanged spatial layout of the settlement over the past 15 years. The original occupants may therefore still be the current occupants of these dwellings. The high degree of ownership could have implications for mobilising household-level finance for eventual housing consolidation since households may be keen to invest in their primary asset: a house.

06 Analysis

To better understand the living arrangements for residents, a question was asked around number of rooms in the structure. Table 2 provides an overview of rooms per structure.

Table 2: Number of rooms per structure

Number of rooms	Frequency count	Percent	Cumulative percent
1	19	82,61	82,61
2	4	17,39	100,00
Total	23	100	

Nineteen structures indicated that their dwellings consisted of one room and four dwellings indicated having two rooms.⁷ There is a close correlation between single-person households (61%) and single room dwellings (83%).

The floor areas of the dwellings were calculated from GIS data following the mapping of dwellings from an aerial photograph. This is the most accurate data available in the study, but could be an overestimation of actual floor size because the overhangs of the roofs could be larger than the floor area. In order to better understand the average available floorspace per household, the net floor areas were added together and divided by the population. Table 3 below presents this data.

⁷ Room refers to any living space inside the structure and is not limited to bedrooms. A one-room structure therefore implies that there is only one room that serves multiple purposes for the residents.

Table 3: Square metres of floor space categorised

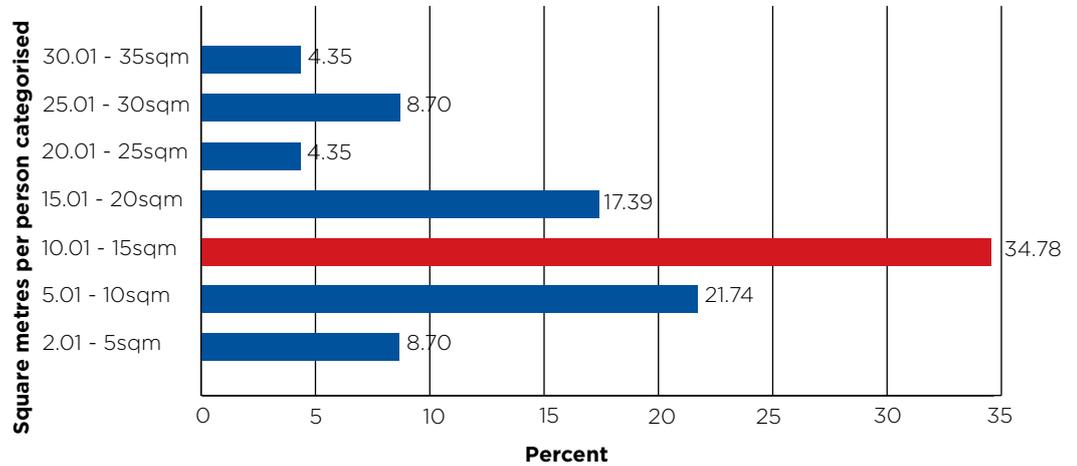
Square metres of floor space per person categorised	Frequency count	Percent	Cumulative percent
10.01 - 15sqm	10	43,48	43,48
15.01 - 20sqm	6	26,09	69,57
20.01 - 25sqm	3	13,04	82,61
25.01 - 30sqm	3	13,04	95,65
30.01 - 35sqm	1	4,35	100,00
Total	23	100	

In Hlazo Village, 96% of all residents live in structures smaller than 30sqm. This data however does not take into account the number of occupants per structure, which can be a measure of overcrowding.

06 Analysis

In Figure 6, total floorspace per dwelling was divided by the number of occupants to arrive at a floorspace per person ratio.

Figure 6: Percentage breakdown for square metres per person of floor area provided by a structure, categorised



In Hlazo Village, 66% of residents have access to less than 15 square meters, when a weighted average is taken as a measure. Only 13% of households enjoy more than 25 square metres floor space.

Respondents were asked about the main use of their structure. Where they indicated uses other than residential, this was recorded in the database but is not reflected in this analysis. In response to the enumeration questionnaire, all respondents indicated that the primary use of their dwelling was residential. However, when structure uses were verified during the mapping process, one crèche and one spaza shop were identified in the settlement (see Figure 11). Therefore at least two residents may have mistakenly reported that their structures were solely residential.



Numbered structure in Hlazo Village

06 Analysis

Residents were asked to indicate the age of dwellings, and this was transposed in GIS maps and reflected in figure 7 below.



Figure 7: Map indicating age of structures categorised

Figure 7 suggests that the majority of dwellings (34%) are between 14 and 19 years old. Earlier it was established that since 2001 (at least), the spatial layout of the settlement has hardly changed. When satellite imagery is considered, no new dwellings were constructed in the past 15 years.

06 Analysis

6.2. DEMOGRAPHICS OF HLAZO VILLAGE POPULATION

6.2.1. Age distribution

In Figure 8 below, the split of age groups in Hlazo Village is presented.

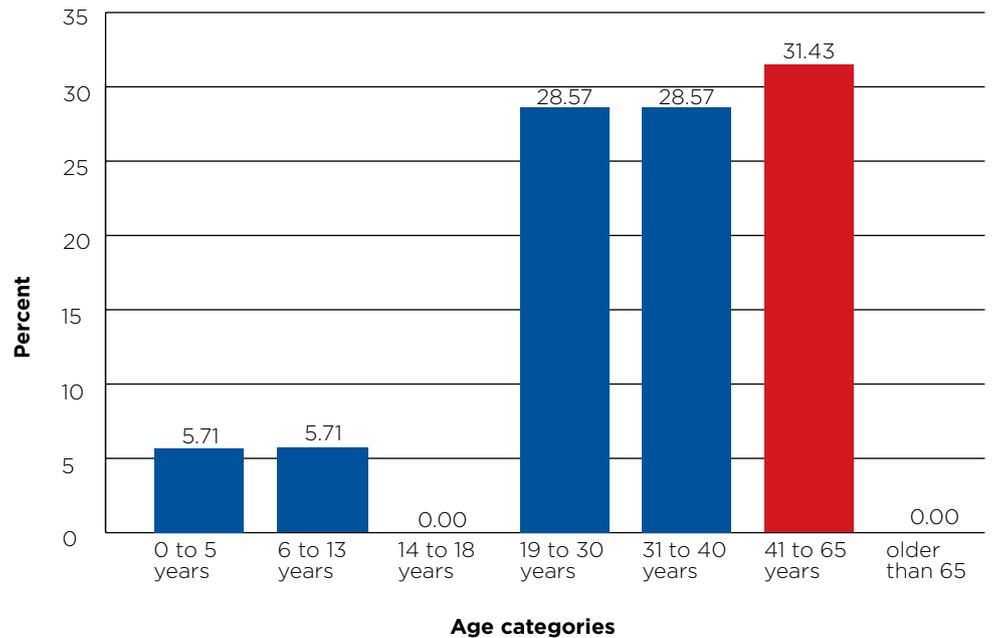


Figure 8: Age distribution of Hlazo Village population

The two largest age groups are 41 to 65 year olds (31%) while 19 to 30 year olds and 31 to 40 year olds account for 29% of residents. Therefore 58% of the total population is aged between 19 and 40 years old. Hlazo Village can therefore be characterised as a settlement of middle aged people. There are fewer children in the settlement compared to other settlements in the Southern Corridor enumerated during the same time.

Table 4 provides further insight into the age distribution of single person households, who account for 61% of the total population. The data table indicates that the majority of single person households are also of middle age (older than 31 years old).

Age categories	Frequency count	Percent	Cumulative percent
19 to 25 years	1	7,14	7,14
26 to 30 years	1	7,14	14,29
31 to 35 years	3	21,43	35,71
36 to 40 years	3	21,43	57,14
41 to 50 years	3	21,43	78,57
51 to 60 years	3	21,43	100,00
Total	14	100	

Table 4: Age distribution of single person households

06 Analysis

6.2.2. Gender breakdown

The enumeration covered a broad spectrum of demographic data. Figure 9 indicates that 53 out of every 100 people are women, which is slightly higher than the national average of 52 women per every 100 people (StatsSA, Census 2011).

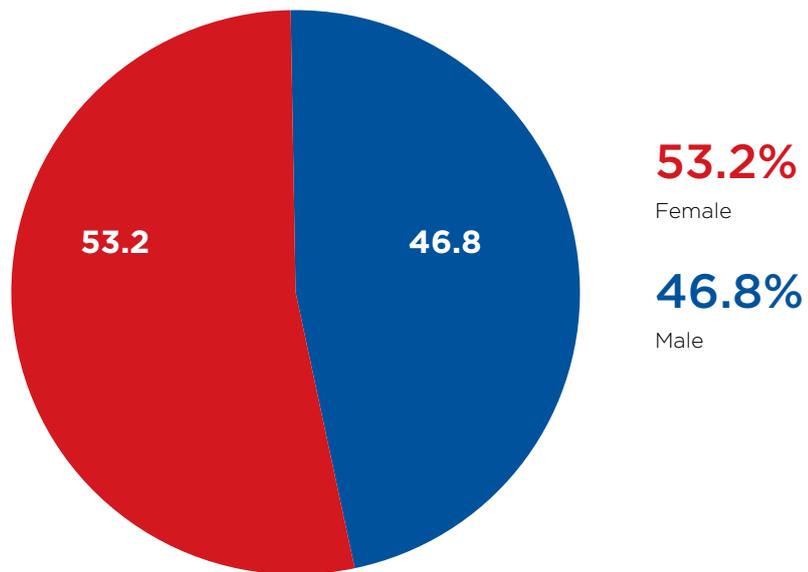


Figure 9: Gender breakdown

Table 5 provides a gender split by household size.

Number of people enumerated per structure	Gender		Total
	Male (%)	Female (%)	
1	69,23	50	60,87
2	23,08	30	26,09
3	7,69	20	13,04
Total	100	100	100
	n=35		

Table 5: Number of people enumerated per structure by gender of household heads (column percentages)

Single person households are predominantly male, while females make up the majority of two and three person households.

06 Analysis

Table 6 provides data on the employment status of residents.

Table 6: Employment status by gender for respondents 16 years & older (row percentages)

Employment status 16 years and older	Gender		
	Male	Female	Total
Employed	50	50	100
Self-employed	0	0	0
Unemployed	56	44	100
Total	54,84	45,16	100
n=31			

Men are the least economically active and a high prevalence of unemployment (56%) is observable. Of all respondents who identified their status as “employed”, there was an equal split between men and women.

6.2.3. Education enrolment and school attendance

Table 7 provides an overview of current school enrollment.

Table 7: Current school enrolment

Enrollment	Frequency count	Percent	Cumulative percent
Primary school	5	50,00	50,00
Secondary school	3	30,00	80,00
College	2	20,00	100,00
Total	10	100	

Overall, 10 residents are enrolled in school. Of these, five children are in primary school, three attend high school and two attend college. An analysis of the areas, in which children attend school reveals that four children are enrolled in schools in Nyanga while 3 children attend school outside Cape Town. The remaining children attend school in Athlone, Delft and Bellville.



Creche near Hlazo Village

06 Analysis

6.2.4. Employment

In Hlazo Village 30 people can be classified as working age (older than 19 years old). Earlier it was established that 41 to 65 year olds account for 31% of the population and that 58% of the total population is between 19 and 40 years old.

Table 8 below provides a cross tabulation of age by self-assessed employment status to better understand unemployment trends within different age cohorts.

Age categories	Employed	Self-employed	Un-employed	Total
19 to 25 years	2	5	7	23
Row %	28,57	71,43	100,00	100
26 to 30 years	1	2	1033	75
Row %	33,33	66,67	100,00	100
31 to 35 years	0	5	5	69
Row %	0	100	100,00	100
36 to 40 years	0	5	5	78
Row %	0	100	100,00	100
41 to 50 years	3	4	7	53
Row %	42,86	57,14	100,00	100
51 to 60 years	0	4	4	33
Row %	0	100	100,00	100
Total	6	25	31	14
Row %	19,35	80,65	100,00	100

Table 8: Age by employment status (row frequencies & percentages)

According to data presented in Table 8, only six people or 19% of the population are self-employed. Moreover, 85% of those aged 19 to 40 years old, who make up 58% of the total population, are unemployed. Unemployment is more than triple that of the national figure of 26.7%.⁸

⁸ Stats SA, 2016

COMMUNITY VOICES

“The reason we decided to live here is because, this place is close to different modes of transportation (buses, trains, taxis-amaphela). They take us to nearest station. Clinics, the police station and hospitals are also closer from here. We walk if we like, to access these places.”

06 Analysis

Figure 10 provides the percentage split for different modes of transport used to travel to work.

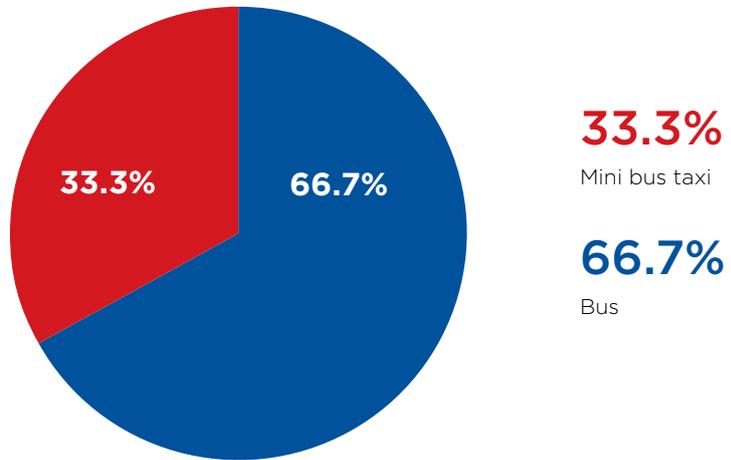


Figure 10: Percentage breakdown of main transport type to work

Of the six people commuting to work, four take the bus and two travel by minibus taxi. Figure 10 displays this data in a pie-chart format. When this figure is read alongside data presented in Table 9, it is clear that those commuting by bus travel twice as long as those who commute by minibus taxi.

Travel time to work	Frequency count	Percent	Cumulative percent
15 to 29 minutes (just under half an hour)	2	33,33	33,33
30 to 59 minutes (just under an hour)	4	66,67	100,00
Total	6	100	

Table 9: Travel time to work



Bus as a dominant transport mode in Hlazo Village

06 Analysis

6.2.5. Household income and expenditure

Questions related to household income were aimed primarily at the household head. The household head is most closely involved with managing the financial affairs of the household. Questions related to social security grants were directed at all household members.

Table 10: Income distribution

Household income	Frequency count	Percent	Cumulative percent
No Income	7	30,43	30,43
R801 - R1500	10	43,48	73,91
R1501 - R3500	6	26,09	100,00
Total	23	100	

The majority of respondents (70%), reported to earn some income, even though it is less than R3500. Seven households, however, reported to earn no income. The enumeration data also established whether residents received social grants. Four residents responded to receive the child support grant, currently R350 per month, and one residents received the disability grant, currently R1500 per month.

Table 11 presents the average monthly expenses of households and was produced using data on various expense categories for each household. This was then tallied up to produce a total household expenditure amount that was then categorised.

Table 11: Expenses distribution

Expenses categorised	Freq.	Percent	Cum.
R1 - R400	6	26,09	26,09
R401 - R800	8	34,78	60,87
R801 - R1500	8	34,78	95,65
R1501 - R3500	1	4,35	100,00
Total	23	100	

The majority of respondents (95%) reported spending up to R1500 per month. There is a close connection with the previous data set on income distribution in table 9. Therefore it is most likely that Hlazo Village residents break even every month, with no money left over for savings. It should be noted that the 7 households reported to have no expenses could be seen as an indicator that such households could be dependent on other households for basic goods.

06 Analysis

6.3. ACCESS TO SERVICES



Figure 11: Hlazo Village amenities

06 Analysis

6.3.1. Water access

Figure 12 depicts a 25-metre radius around each water point. This reveals which households are located within 25 metres of water.



Figure 12: Map of Hlazo Village water points with 25m radius

In Hlazo Village, two taps were mapped which results in a ratio of 16 households per tap. The CoCT works towards a minimum standard of one water tap for 25 households, which means that Hlazo Village is partially adequately serviced in terms of access to clean water. However, the City of Cape Town has demonstrated capacity to deliver 1:1 toilets and taps to residents of smaller informal settlements (e.g. re-blocking projects) and therefore additional services could be installed.

06 Analysis

6.3.2. Sanitation

In Hlazo Village one toilet is provided in the centre of the settlement, as Figure 11 has indicated above. This results in a ratio of 32 households to one toilet. The City of Cape Town works towards a minimum standard of 1 toilet for 5 families. These statistics show that Hlazo Village is underserved in terms of sanitation.



Water tap and sanitation in Hlazo Village



View of second water tap

COMMUNITY VOICES

“If we have broken tap, it takes time for water works to arrive and fix it. Also if our toilets are blocked they do not come immediately. We are asking to be educated about contacting relevant authorities so we can receive help quickly.”

06 Analysis

6.3.3. Electricity

The majority of households (74% or 17 out of 23) reported having an electricity meter installed in their dwellings. The remaining six households have connections to neighbours' meters for their energy requirements. Figure 13 provides a split of access to energy. The spatial distribution of access to electricity is presented in Figure 14.

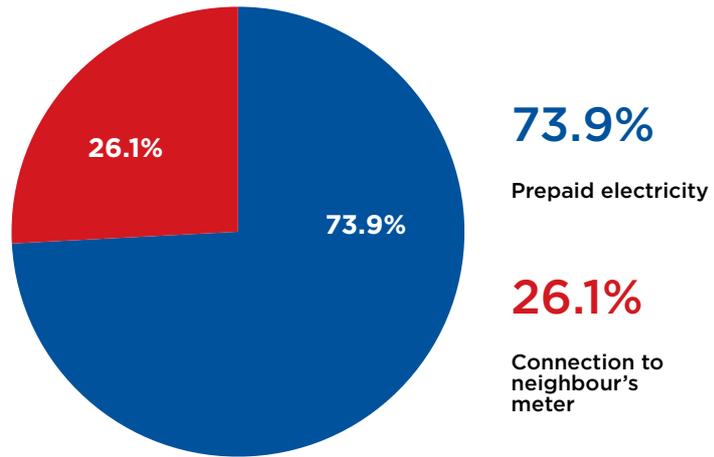


Figure 13: Percentage breakdown of electricity access



Impression of electrification in Hlazo Village

06 Analysis



Figure 14: Map showing electricity access in Hlazo Village

6.3.4. Community services and local business

COMMUNITY VOICES

"In most cases people survive off grants. People struggle to find employment. We have people from KTC who come here to work or people from Lusaka or elsewhere. But people from Hlazo do not find employment."

One shebeen and one spaza shop were mapped during the enumeration. Residents noted that often children play on the informal roads in front of the crèche, which is in close proximity to the spaza shop. Table 12 below reflects the distribution of services inside or near Hlazo Village.

Type of service accessed	Number of structures accessing	Percentage of structures
Structures with occupants accessing community halls	18	78,3
Structures with occupants accessing crèche	5	21,7
Structures with occupants accessing spaza shops	16	69,6
Structures with occupants accessing shebeens	4	17,4
Structures with occupants accessing sport grounds	8	34,8
Structures with occupants accessing playgrounds	5	21,7
Structures with occupants accessing religious structures	11	47,8
Structures with occupants accessing health facilities	16	69,6

Table 12: Accessing community facilities inside or within walking distance of settlement

Data presented in table 12 indicates that the majority of residents have adequate access to community halls, spaza shops, religious facilities and health facilities.

COMMUNITY VOICES

"I have two children, one is 24 and the other is 22. They both depend on me and I only have a grant to support all of us. They are old but they cannot find work."

06 Analysis



Spaza shop in Hlazo Village



A second creche nearby



Hlazo Village community hall

06 Analysis

6.4. HEALTH AND DISASTERS

The nearest health facility is Gugulethu Community Health Centre. Residents indicated that they make use of facilities near the settlement while others make use of facilities further away.

Accessing medical services	Frequency count	Percent	Cumulative percent
Clinic in settlement	10	43,48	43,48
Clinic outside settlement	13	56,52	100,00
Total	23	100	

Table 13: First port of call for medical assistance

COMMUNITY VOICES

“When it rains water goes inside our structures. We end up having to temporarily relocate to the halls. It is even difficult to walk from your room to the toilets...The municipality should also help us with rats. It is very difficult because people here are not well.”

6.5. SETTLEMENT DYNAMICS

Residents were asked to indicate the number of years they have lived in their current dwelling. Figure 15 provides an overview of this data.

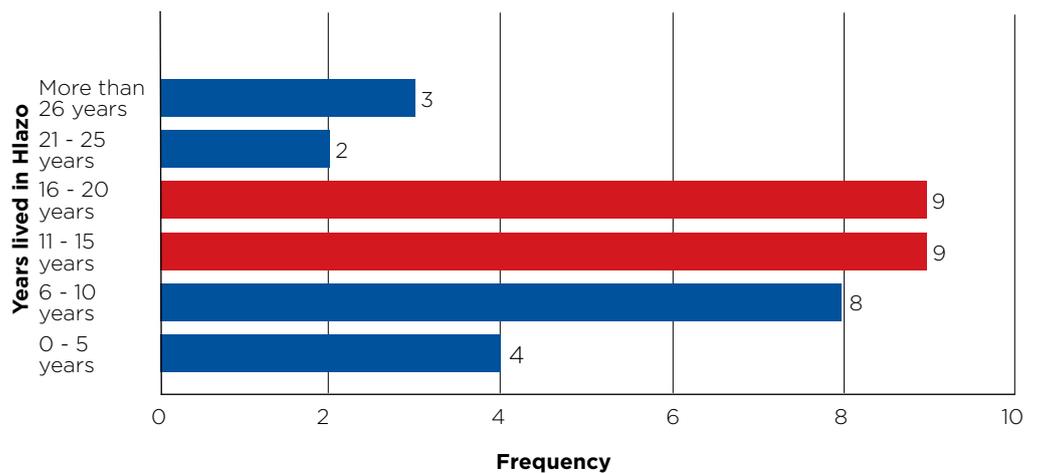


Figure 15: Number of years lived in Hlazo Village categorised

A large group of residents reported to have lived in the settlement for 11 – 20 years, which coincides with community reports that the settlement was founded before the year 2000.

06 Analysis

6.6 SETTLEMENT PRIORITIES

Respondents were asked to identify their current main priorities in the settlement. They were asked to do this by ranking these priorities in order of importance. This question was designed to determine which current physical factors needed urgent addressing and could point to issues that residents had around their current needs.

Table 14 provides an overview of the priorities of Hlazo Village residents.

Household main priorities	1	2	3	4	5	Total
Waste collection	0,00	0,00	16,67	16,67	66,67	100
Access to toilets	0,00	15,38	38,46	7,69	38,46	100
Access to formal housing	95,65	4,35	0,00	0,00	0,00	100
Access to water	0,00	55,56	11,11	22,22	11,11	100
Access to health care	5,88	17,65	5,88	47,06	23,53	100
Addressing crime	0,00	83,33	8,33	0,00	8,33	100
Access to electricity	0,00	15,38	30,77	30,77	23,08	100
Addressing flooding	0,00	0,00	40,00	50,00	10,00	100
Preventing shack fires	0,00	10,00	60,00	20,00	10,00	100
Addressing evictions	0,00	0,00	0,00	0,00	0,00	0
Total	20,35	21,24	20,35	20,35	17,70	100

Table 14: Main household priorities by ranking (row percentages)

Access to formal housing appears as a major priority, having been ranked as the first priority in 95% of responses. Secondly, addressing crime, access to a safe environment and justice ranked as the second highest priority. Prevention of shack fires ranks as the third highest priority. The need to address localised flooding and access to health care jointly rank as the fourth top priorities while waste collection ranks as priority number five.

As part of the study design, questions were developed to determine under which conditions people would be willing to move from Hlazo Village. Respondents were asked to rank the main reasons for moving out of the settlement. The ranking system utilised ranged from 1 to 5 with 1 seen as the most important reason.

COMMUNITY VOICES

“Crime takes place every day. Like now, I have to go to the police station to collect my belongings ...the young people who stole my things got arrested...my television and suitcase and microwave. The cause of this is the high rate of unemployment and the use of drugs because it becomes easy for people to act in reckless ways without thinking.”

06 Analysis

Table 15 provides the main reasons for moving out of the settlement against the ranking scored by respondents.

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	3	10	3	1	3	20
To access better education facilities	0	2	2	6	7	17
To access better health facilities	0	8	11	4	0	23
To access a formal house	18	2	3	0	0	23
Improved transport access	1	1	2	3	7	14
Family or relationship reasons	0	0	2	5	2	9
Total	22	23	23	19	19	106

Table 15: Reasons to move out of the settlement by ranking order

Access to a formal house was ranked as the number one reason to move out of Hlazo Village. The next highest count was 10 respondents who ranked access to better job opportunities as the second most important reason.

Rank reasons to move out of the settlement	1	2	3	4	5	Total
To access work opportunities	15,00	50,00	15,00	5,00	15,00	100
To access better education facilities	0,00	11,76	11,76	35,29	41,18	100
To access better health facilities	0,00	34,78	47,83	17,39	0,00	100
To access a formal house	78,26	8,70	13,04	0,00	0,00	100
Improved transport access	7,14	7,14	14,29	21,43	50,00	100
Family or relationship reasons	0,00	0,00	22,22	55,56	22,22	100
Total	20,75	21,70	21,70	17,92	17,92	100

Table 16: Reasons to move out of the settlement by ranking (row percentages)

Settlement upgrading and economic development are therefore the two most important issues that need to be addressed in the medium to long term.

06 Analysis

6.7. IMPLICATIONS OF FINDINGS FOR HUMAN SETTLEMENTS

One of the ultimate objectives of the enumeration study was to gather data that could affect the future planning of human settlements in the area. Respondents were asked a number of questions relating to the housing subsidy and other human settlement factors and this section will unpack some of the information collected in this regard.

6.7.1. Planning considerations

Single person households

It was established that 61% of households in Hlazo Village are single person households. The majority of residents (59%) are aged between 19 and 40 years old while 31% are aged between 41 and 65 years old. Hlazo Village can therefore be considered as a stable community.

Judging by the age profile, the demographic composition, low incomes, and high dependency rates, there is a high likelihood that many Hlazo Village residents will qualify for housing assistance via the range of housing programmes.

Household size

CORC was able to enumerate 23 of 32 structures counted, resulting in a coverage rate of 72%. Nine households were unwilling to participate in the enumeration exercise. It was established that 35 people live in 23 households, which translate to 1.5 persons per household. If it is assumed that the average household size can be applied to the nine households not enumerated, the indicative population of Hlazo Village is 49 people.



Impression of structure sizes

06 Analysis

Age profile

As discussed above, the age profile of Hlazo Village points to a relatively middle-aged population. Overall, 58% of the population is aged between 19 and 40 years while 31% is aged between 41 and 65 years old. From a planning perspective, this is important as the Department of Human Settlements has indicated that it would prioritise persons 40 years and older in terms of allocating housing opportunities.

Social cohesion

The residents of Hlazo Village show a very strong link to the local area. The majority of residents have lived in the settlement since it was founded in the year 2000. Children attend school nearby, work commutes are relatively short, and residents have indicated frequent use of facilities inside or near the settlement. However, the lack of sports and playing fields in the near by vicinity means that children are forced to play in streets.

Income and expenditure

The majority of households (73%) indicated incomes of R1500 or less per month with 100% of households earning less than R3500 per month. This means that 96% of household spend less than R1500 per month and that most households barely break even every month with no money left over for savings. The data indicates that the majority of residents fall within the income range for housing subsidy qualification.



Earning income through washing cars

06 Analysis Pathway to Qualification

6.7.2. Pathway to qualification

This section provides information about the process for subsidy qualification and highlights what criteria is considered by the Department of Human Settlements.

Subsidy qualification criteria

You qualify for a housing subsidy if:

- You are a South African citizen or have a permanent-residence permit;
- You are 18 years or older;
- You are married or living with a partner;
- You are single or divorced and have proven financial dependents permanently residing with you (military veterans without any financial dependents can apply);
- Your maximum monthly household income is R3 500 or less before deductions (military veterans earning up to R10 416 per month can apply);
- You or your partner are not current or previous property owners;
- Your or your partner have never received a subsidy from the government

The following section provides information on the various subsidy programmes offered by the Department of Human Settlements.

Subsidy programmes

Housing and services are delivered under subsidy programmes. Potential beneficiaries may apply directly to the Department for an individual subsidy or a Finance Linked Individual Subsidy (FLISP).

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Individual Subsidy		
The subsidy can be used to: <ul style="list-style-type: none"> • Buy an existing house • Buy a house on a plot-and-plan basis; or • To finish an incomplete house You must have been on the municipal housing demand database for a minimum period of 10 years.	R0 - R3 500	R160 573
	Aged, disabled or medical condition:	Purchase price up to R160 573
	R0 - R3 500	plus disability variance
Finance Linked Individual Subsidy (FLISP)		
<ul style="list-style-type: none"> • Assists you by providing a subsidy to reduce your home loan and therefore makes your monthly instalment lower. • Please refer to the table at the end of the document for the FLISP scales. 	R3 501 - R15 000	R20 000 - R87 000 on a fixed scale, depending on your income.

Potential beneficiaries cannot apply directly to the Department for subsidies for the programmes below. These programmes are used by a developer (who may either be the Municipality or the Province) to deliver houses and services. Grant funding is made available to the developer for each project. The developer will apply for a subsidy on behalf of the beneficiaries.

UPGRADING OF INFORMAL SETTLEMENTS PROGRAMME (UISP)

This programme seeks to upgrade the living conditions of poor families living in informal settlements by providing secure tenure and access to basic services and housing.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Individual Subsidy		
<ul style="list-style-type: none"> • It provides funding for the construction of houses on those serviced sites that were received before 1994. • You can apply for this subsidy if you already own a serviced site and wish to construct a house, or upgrade/complete a non-subsidised house. • An application must be done on a project basis via your municipality. 	R0 - R3 500	R109 947
Enhanced Peoples Housing Process (EPHP)		
<ul style="list-style-type: none"> • Assists households who want to participate in building their own home. • The consolidation subsidy (see above) can be accessed through EPHP. • Community contribution before and during the project includes, but is not limited to sweat equity. • Technical assistance to build the house is available as facilitation and establishment grants. 	R0 - R3 500	R110 947
Integrated Residential Development Programme (IRDP)		
<ul style="list-style-type: none"> • Provides for the acquisition of land, servicing of stands and construction of houses. 	R0 - R3 500 (abled persons)	R160 573 - qualify for a serviced site and a 40 m2 house.
	R0 - R3 500 (disabled persons)	R160 573 plus disability variance- qualify for a serviced site and a 45 m2 house.
	R3 501 - R7 000	Persons who are unable to qualify for a home loan may receive a free serviced site.

Subsidy Programme	Gross Monthly Household Income Category	Subsidy Amount
Military Veterans Subsidy		
<ul style="list-style-type: none"> This programme is a joint venture between the Departments of Human Settlements and Military Veterans. You must be on the Department of Military Veterans' (DMV) database. 	R0 - R10 416	R188 884 (R110 947 + DMV contribution)
Enhanced Extended Discount Benefit Scheme (EEDBS)		
Supports the transfer of pre-1994 housing stock to qualifying occupants that:	R0 - R3 500	The entire debt is written off.
<ul style="list-style-type: none"> have a direct housing arrangement with the provincial department or municipality; have not benefited from any other housing subsidy or programme; or have an outstanding debt with the municipality or the provincial department. 	R3 501 - R7 000	R7 500 + 50% of the debit is written off.
	R 7001 - R15 000	A maximum of R7 500 is written off.
Social, Institutional and Community Residential Unit Programmes		
<ul style="list-style-type: none"> These programmes cater for persons opting to rent. Institutional programme makes provision for a rent-to-buy option. 	R1 501 - R7 500	Rental amount varies in terms of programme and income.

FLISP scale:			
Upper limit			R 87 000
Lower limit			R 20 000
Subsidy increment			R 1 175
Step	Increment band		
	Lower	Higher	Amount
1	3 501	3 700	87 000
2	3 701	3 900	85 825
3	3 901	4 100	84 650
4	4 101	4 300	83 475
5	4 301	4 500	82 300
6	4 501	4 700	81 125
7	4 701	4 900	79 950
8	4 901	5 100	78 775
9	5 101	5 300	77 600
10	5 301	5 500	76 425
11	5 501	5 700	75 250
12	5 701	5 900	74 075
13	5 901	6 100	72 900
14	6 101	6 300	71 725
15	6 301	6 500	70 550
16	6 501	6 700	69 375
17	6 701	6 900	68 200
18	6 901	7 100	67 025
19	7 101	7 300	65 850
20	7 301	7 500	64 675
21	7 501	7 700	63 500
22	7 701	7 900	62 325
23	7 901	8 100	61 150
24	8 101	8 300	59 975
25	8 301	8 500	58 800
26	8 501	8 700	57 625
27	8 701	8 900	56 450

Step	Increment band		
	Lower	Higher	Amount
28	8 901	9 100	55 275
29	9 101	9 300	54 100
30	9 301	9 500	52 925
31	9 501	9 700	51 750
32	9 701	9 900	50 575
33	9 901	10 00	49 400
34	10 101	10 300	48 225
35	10 301	10 500	47 050
36	10 501	10 700	45 875
37	10 701	10 900	44 700
38	10 901	11 100	43 525
39	11 101	11 300	42 350
40	11 301	11 500	41 175
41	11 501	11 700	40 000
42	11 701	11 900	38 825
43	11 901	12 100	37 650
44	12 101	12 300	36 475
45	12 301	12 500	35 300
46	12 501	12 700	34 125
47	12 701	12 900	32 950
48	12 901	13 100	31 775
49	13 101	13 300	30 600
50	13 301	13 500	29 425
51	13 501	13 700	28 250
52	13 701	13 900	27 075
53	13 901	14 100	25 900
54	14 101	14 300	24 725
55	14 301	14 500	23 550
56	14 501	14 700	22 375
57	14 701	14 900	21 200
58	14 901	15 000	20 000

7. CONCLUSION

07 Conclusion

Hlazo Village is an informal settlement of 32 dwellings located on two 500 square meter erven in Gugulethu, which is currently zoned as General Business 4 in the City of Cape Town Municipal Planning by-law. The service provider was able to enumerate 72% or 23 of the dwellings as nine households refused to participate in the enumeration exercise. The history of the settlement is unknown and was not adequately established through interviews with community residents.

It was established that the majority of households (61%) are single person households and that 35 people live in 23 dwellings. This results in a household size of 1.5 persons per household. If it is assumed that this average household size applies to the nine dwellings not enumerated, the population size of Hlazo Village can be estimated at 49 people.

The floor areas of the dwellings were calculated from GIS data following the mapping of dwellings from an aerial photograph. In order to determine average floor space per person, the gross floor space was divided by the number of residents. In Hlazo Village, 96% of dwellings are smaller than 30sqm, and 66% of residents have access to less than 15 square meters, when a weighted average is taken as a measure. Only 13% of households enjoy more than 25 square metres floor space. Single rooms account for 82% of dwellings (19 out of 23 dwellings).

The residents of Hlazo Village show a very strong link to the local area. The majority of residents have lived in the settlement since it was founded in the year 2000. Children attend school nearby, work commutes are relatively short and residents indicated frequent use of facilities inside or near the settlement. However, the lack of sports and playing fields in the near vicinity means that children are forced to play on the streets. The majority of dwellings are residential only. There is one crèche and one spaza shop in the settlement.

Based on the enumeration data, it appears that the majority of residents may be eligible for a government housing subsidy. This is due to the middle-age profile of residents, low wages and high unemployment as well as presence of dependents. Short-term priorities include additional water and sanitation services. In the longer term, housing appears to be a top priority of residents.



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LIST OF CORE TEAM MEMBERS

09 List of core team members

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Ms. Levona Powell	City of Cape Town
Mr. Greg Exford	City of Cape Town
Mr. Jeffrey Williams	City of Cape Town
Mr. Michael Webster	WC Department of Human Settlements
Mr. Mbongi Gubuza	WC Department of Human Settlements
Mr. Kenneth Kirsten	WC Department of Human Settlements
Mr. Bongani Ngcombolo	City of Cape Town: Councillor Ward 40
Mr. Siphiso Nqamnduku	City of Cape Town: Councillor Ward 88
Mr. Sithembiso Mzobe	City of Cape Town: Councillor Ward 33
Mr. Khaya Yozi	City of Cape Town: Councillor Ward 39
Mr. Anthony Moses	City of Cape Town: Councillor Ward 44
Mr. Mzwakhe Nqavashe	Previous Ward Councillor Ward 40
Mr. Nico Mzalisi	Previous Ward Councillor Ward 88
Ms. Noxolo Kabane	WC Department of Human Settlements
Mr. Lindilizwi Mngxekeza	Housing Development Agency
	Federation of the Urban and Rural Poor
	Informal Settlement Network
	Community Organisation Resource Centre



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